

ARTICLE XI

Section 24. AMENDMENT.

A. Pursuant to Section 265 of Town Law, the regulations, restrictions, map and boundaries of district shown on such map may from time to time be amended, modified or repealed by the Town Board after notice, public hearing and findings as provided by law.

B. Any person owning real property in the Town may petition for a change of zones for all or part of the land owned.

C. Certain proposed amendments to this Law shall be submitted to the Onondaga County Planning Department for review in accordance with Section 239-m of the General Municipal Law.

D. Proposed amendments shall require approval by a simple majority vote of the Town Board, except that any such amendment shall require approval of at least three-fourths of the Board when such amendment is the subject of a written protest presented to the Town Board and signed by:

- (a) Owners of twenty percent (20%) of the area of land included in the proposed change, or
- (b) Owners of twenty percent (20%) or more of the area of land immediately adjacent to the land included in such proposed change, extending one hundred (100) feet therefrom, or
- (c) Owners of twenty percent (20%) or more of the land directly opposite the land included in such proposed change, extending one hundred (100) feet from the street frontage of such opposite land.